

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY-October 15 , 2021

VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the September 17, 2021, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for the October 15, 2021, regular meeting of the Board.

9:00 A.M.

411-21-S **ZONING DISTRICT:** B3-1 **WARD:** 38
APPLICANT: Angel Sanchez dba Angel's Shop, LLC
OWNER: Osicek Properties, LLC
PREMISES AFFECTED: 6036 W. Irving Park Road
SUBJECT: Application for a special use to establish a hair salon.
 • **Withdrawn**

- **Withdrawn**

412-21-S **ZONING DISTRICT: B3-1** **WARD: 36**

APPLICANT: Angelica Herrera dba Friends Unisex

OWNER: Angelica Herrera & Anastacio Herrera

PREMISES AFFECTED: 6301-03 W. Grand Avenue

SUBJECT: Application for a special use to establish a hair and nail salon.

• **Approved**

- **Approved**

413-21-S **ZONING DISTRICT: B2-3** **WARD: 31**

APPLICANT: KCY Hair salon

OWNER: Chicago Title and Land Trust # 1111928

PREMISES AFFECTED: 2900 N. Laramie Avenue

SUBJECT: Application for a special use to establish a hair salon.

• **Approved**

- **Approved**

414-21-Z	ZONING DISTRICT: RS-3	WARD: 45
APPLICANT:	4644 Inc.	
OWNER:	Halina Sedelmaier	
PREMISES AFFECTED:	4644 N. Central Avenue	
SUBJECT:	Application for a variation to expand an existing non-conforming tavern use to include retail food service (pizza) on the ground floor of an existing two-story building.	
<ul style="list-style-type: none">• Dismissed		

- **Dismissed**

415-21-S	ZONING DISTRICT: B3-1	WARD: 33
APPLICANT:	Addiction Nails	
OWNER:	Kimball One, LLC	
PREMISES AFFECTED:	4411 N. Kimball Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	
• Approved		

416-21-S	ZONING DISTRICT: B1-3	WARD: 43
APPLICANT:	Lele Nails Ltd, dba Ella Nails	
OWNER:	2320 N Clark, LLC & Gerald Winkler	
PREMISES AFFECTED:	2320 N. Clark Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	
<ul style="list-style-type: none">• Approved		

417-21-Z	ZONING DISTRICT: RS-3	WARD: 14
APPLICANT:	Rene Munoz	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4722 S. Tripp Avenue	
SUBJECT:	Application for a variation to increase the existing floor area from 3,367.92 to 3,534.96 square feet with a proposed 167.04 square foot third story addition to the existing three-story, three dwelling unit building to be deconverted to a two dwelling unit building.	
<ul style="list-style-type: none">• Approved		

418-21-S	ZONING DISTRICT: B3-1	WARD: 45
APPLICANT:	Thaibinh Nguyen Hernandez dba Beauty Bladed Company	
OWNER:	Thaibinh Hernandez, Dong Nguyen, Ricardo Do, William Do	
PREMISES AFFECTED:	4360 N. Milwaukee, Unit 1	
SUBJECT:	Application for a special use to establish a permanent make-up and body art tattoo facility.	
• Continued to December 17, 2021		

419-21-Z	ZONING DISTRICT: RS-3	WARD: 46
APPLICANT:	Seeds of Joy Enterprises-NFP	
OWNER:	DW Davis, LLC	
PREMISES AFFECTED:	4530 N. Beacon Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 50.14' to 22.16', south side yard setback from 4' to zero (north to be 4.06'), combined side yard setbacks from 10' to 4.06' to erect rear open decks and trash enclosure for a new day care in an existing three-three-story single family residence, a roof top elevator penthouse will also be erected.	
<ul style="list-style-type: none">• Approved		

- **Approved**

- **Approved**

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- Continued to December 17, 2021

- **Approved**

- **Approved**

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- **Approved**

- Continued to December 17, 2021

- Continued to December 17, 2021

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- **Approved**

- Continued to December 17, 2021

- **Approved**

- Continued to December 17, 2021

- **Approved**

- **Approved**

WARD: 47

Application for a variation to reduce the rear setback from the required 37.5' to 2', east side setback from 2' to zero (west side to be zero), combined side yard setback from 5' to zero for a proposed three-story open porch/ stair and roof deck with access bridge, pergola and screening on an existing two-car detached garage that serves the existing three-story, three-dwelling unit building.

WARD: 47

Application for a variation to relocate the required 203 square feet of rear yard open space to a garage roof deck for a proposed three-story open porch/ stair and roof deck with access bridge, pergola and screening on an existing two-car detached garage that serves the existing three-story, three-dwelling unit building.

WARD: 13

Application for a variation to reduce the rear setback from the required 39.30' to 6.10', west side yard setback from 4' to 2.80' (east to be 5') combined side yard setback from 9' to 7.80' for a proposed second level addition to the existing one-story detached garage with an overall height of 20.72 feet to serve an existing single-family residence.

WARD: 11

Application for a special use to establish a non-accessory parking containing one-hundred, seventy-nine parking stalls.

CONTINUANCES

37-21-S	ZONING DISTRICT: PMD-9	WARD: 28
APPLICANT:	Canna B Growth, LLC	
OWNER:	Charles Hall	
PREMISES AFFECTED:	4411 W. Carroll Street	
SUBJECT:	Application for a special use to establish a cannabis craft grow facility.	

- Continued to December 17, 2021

38-21-S

APPLICANT:	Canna B Growth, LLC	ZONING DISTRICT: PMD-9	WARD: 28
OWNER:	Charles Hall		
PREMISES AFFECTED:	4411 W. Carroll Street		
SUBJECT:	Application for a special use to establish a cannabis processor facility.		

- Continued to December 17, 2021

332-21-S	ZONING DISTRICT: B3-2	WARD: 7
APPLICANT:	Toyin Omolasho dba Ty African Hair Braiding	
OWNER:	Yehuda Reich, BSD realty Essex, LLC	
PREMISES AFFECTED:	2602 E. 79th Street	
SUBJECT:	Application for a special use to establish a hair (braiding) salon.	

- Continued to December 17, 2021

335-21-Z	ZONING DISTRICT: C1-2	WARD: 25
APPLICANT:	1600 Pilsen, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1606 -10 S. Ashland Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 24,000 square feet to 23,380 square feet for a proposed four-story, twenty-four dwelling unit building with thirty-four parking spaces and retail use.	

- **Withdrawn**

336-21-S	ZONING DISTRICT: B3-2	WARD: 34
APPLICANT:	Easyway Property	
OWNER:	Same as applicant	
PREMISES AFFECTED:	11100 S. State Street	
SUBJECT:	Application for a special use to expand the floor area of an existing gas station from 437 square feet to 893 square feet.	

- Continued to December 17, 2021

WARD: 45

Tim Pomaville

4013 Pulaski, LLC

4013-15 N. Pulaski Road

Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with four required on-site parking spaces.

- **Approved**

WARD: 4

William Dodds

Same as applicant

4343 S. Forrestville Avenue

Application for a variation to reduce the north and south side setbacks from two feet each to zero each, combined side yard setback from 4' to zero for a proposed two-story, single-family residence with detached two-car garage.

- **Approved**

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 328-21-Z, 329-21-Z, 333-21-S and 334-21-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its September 17, 2021 regular meeting with the exception of Board Cal. Nos. 398-21-Z, 399-21-Z, 404-21-Z, 405-21-Z, 406-21-Z and 246-21-S.

Review of the Board's closed session minutes.

Adjournment.